

Applicant Response to Community Association

CBMA Comment #1	It is in direct conflict with the objectives, intent and policy of the Mission Area Redevelopment Plan (ARP).	
Response	<p>The Mission ARP was adopted in 2006 whereas all of the higher order policy documents governing the area were developed more recently. These include the Municipal Development Plan (2009) the Calgary Transportation Plan (2009), the Land Use Bylaw (2008), and the Guidebook for Great Communities (proposed – 2020). The proposed development is well aligned with each of these newer documents. Importantly, the proposed MU-1 land use, designed to enable modest increases in density in lower density areas, did not exist when the Mission ARP was prepared.</p>	
	<p>ARP S.3.2 Goals of the ARP - The CMBCA letter references the goals of the ARP, specifically goal #2 and goal #5. Below is a description of how the application responds to these goals.</p>	
	<p>Goal #2: To establish a policy framework for sensitively managing growth and change within the context provided by the Municipal Development Plan (The Calgary Plan) while maintaining and protecting the special character of the community.</p>	<p>Applicant Response: The Mission ARP is 14 years old, originally adopted by Council in July 2006. As a result it is guided by the old Municipal Development Plan (The Calgary Plan), which was replaced by Calgary’s current MDP in September 2009. As outlined in comment #2 below, this application is well aligned with the goals of Calgary’s current MDP.</p>
	<p>Goal #5: To encourage new residential and commercial development to be compatible with the special character of Mission.</p>	<p>Applicant Response: It is our opinion that the proposed development will make a great contribution to Mission’s character. A concurrent development permit has been submitted to ensure that the land use amendment is grounded in a development vision that fits the surrounding context and makes a positive contribution to the area. The architectural design supports an improved streetscape along 25 Avenue SW with active ground-floor units and an articulated brick façade that balances Mission’s historical character with a contemporary development.</p>

	ARP S.3.3 Guiding Principles for Smart Growth – The CMBCA letter references subsection 3.3 of the ARP, which states that growth in existing communities should prioritize development that fits in with the older neighbourhood. The proposed development achieves this by applying the MU-1 land district and enabling a sensible transition in building height, mass, and scale.	
	ARP S.6.1.2 Objectives – The CBMCA letter references the following Objectives:	
	<i>Encourage the preservation of the special character homes, apartments and streetscapes of Mission.</i>	The landowner is looking to redevelop this site. While this will result in the loss of some character homes, the existing land use could do the same. Additionally, the proposed development will enhance the streetscape of 25 Avenue SW, adding vibrancy to one of Mission’s most important corridors.
	<i>Support apartment redevelopment that is sensitive to the existing community character and the older architecture.</i>	The proposed development achieves this by enabling an appropriate transition in scale and utilizing materials, particularly brick, that reflect the community character.
	<i>Facilitate the provision of affordable housing.</i>	While not contributing official affordable housing, the proposed development does include larger family friendly units for people who want to live in the inner-city but may not be able to afford a larger house.
	<i>Provide the opportunity for a broad mix of dwelling types.</i>	The proposed development achieves this by building larger, family-friendly condo units, a product type that is sorely missing in Calgary’s inner-city.
CBMA Comment #2	It does not support the goals of City of Calgary policy documents	
Response	The CMBCA letter refers to the MDP (Section 2.3.2) and the Guidebook for Great Communities (Section 3.3.a and b)	
	MDP Section 2.3.2 establishes the objective to respect and enhance neighbourhood character and vitality and states that the “sense of place” inherent in Calgary’s neighbourhoods is a function of their history, built form, landscape,	Applicant Response: The proposed development strives to integrate into the existing character of the community. To this end, a concurrent development permit has been submitted to provide the community, administration, and

	<p>visual qualities and people. Together the interaction of these factors defines the distinctive identity and local character of a neighbourhood.</p>	<p>Council with a clear sense of the design intent for the site.</p> <p>Section 2.3.2 of the MDP also states that new development should ensure an appropriate transition of development intensity. The proposed building height creates an appropriate transition in scale between the large residential towers to the south and lower multi-residential buildings to the north. It also allows the site to increase housing options in the inner-city, providing the opportunity for more residents to live in a vibrant, walkable part of the City with great access to transit, services, and amenities.</p>
	<p>Guidebook Section 3.3 suggests that new development should transition building height, scale and mass by employing a range of architectural techniques including setbacks, stepping down heights, reducing street wall height.</p>	<p>Applicant Response: In addition to the scale transition policies referenced in the CBMCA letter, the Guidebook also suggests that designing buildings to have complementary massing on both sides of the street may be used as an effective tool for transitioning in scale (3.3.b.vi). In this case, there is a 17-storey tower directly across the street from the subject site. Using the Guidebook's building scale modifiers, the building across the street would be classified as <i>High</i>. The proposed development, at 7-storeys, falls at the low end of the <i>Mid</i>-scale modifier. Existing development to the north falls within the Guidebook's <i>Low</i>-scale classification. A 7-storey development on the north side of 25 Avenue SW will function as an appropriate transition in scale between the <i>High</i> development to the south and the <i>Low</i> development to the north.</p>
CBMA Comment #3	It is not sensitive to its context and will not complement adjacent properties	
Response	When establishing a development vision for this site, the applicant team analyzed the surrounding context extensively. Existing buildings on 25 Avenue SW range from 17 storeys (directly across the street) to 2 storeys. The proposed 7-storey building	

	<p>height lies right in the middle, creating an appropriate transition in line with the regulations of the MDP and GGC.</p> <p>The CBMCA letter references the XOLO building to the north and potential shadow impacts to this site. As illustrated in the shadow analysis, the shadows cast from the proposed development lie largely within the shadow extents of the 17-storey building to the south and the 10-storey building at the NE corner of 25 Ave and 4 St SW.</p> <p>Finally, the MU-1 District being sought with this application is intended to be applied adjacent to lower density residential uses and applies setback, step-back, and building height rules designed to respond to adjacent buildings.</p>
CBMA Comment #4	It will destroy heritage homes and further diminish the community's stock of affordable housing
Response	<p>The existing buildings are not designated heritage resources. They are privately owned, and the owner is seeking redevelopment. The proposed development will be a very high-quality building and will not include affordable units in the traditional sense. It will however feature larger 2- and potentially 3-bedroom units that will provide an alternative for families seeking to live in the inner-city but not being able to afford a house. Additionally, it will allow existing residents of Cliff Bungalow – Mission with an opportunity to downsize into a high-quality condo, while remaining in the neighbourhood.</p> <p>Also of note, the existing DC does not protect the existing homes, nor does it require an affordable housing component. This development could proceed without rezoning if it were not for the required increase in building height and density. The proposed land use amendment simply allows the development to make a more substantial contribution to Cliff Bungalow – Mission's housing stock than would otherwise be possible.</p>
CBMA Comment #5	It does not represent a sound approach to community building
Response	<p>The Mission ARP was prepared in 2006, more than 14 years ago. Sound community building practices suggest that planning documents and policies should be revisited and/or updated every 5- to 10-years. This is because context changes, both within specific areas and at the City-wide scale. Planning policies therefore need to remain nimble to respond to changing circumstances. The proposed development is very much in line with modern policy documents, including the MDP, GGC, Calgary Transportation Plan, and Land Use Bylaw 1P2007, all of which were prepared after the Mission ARP.</p>